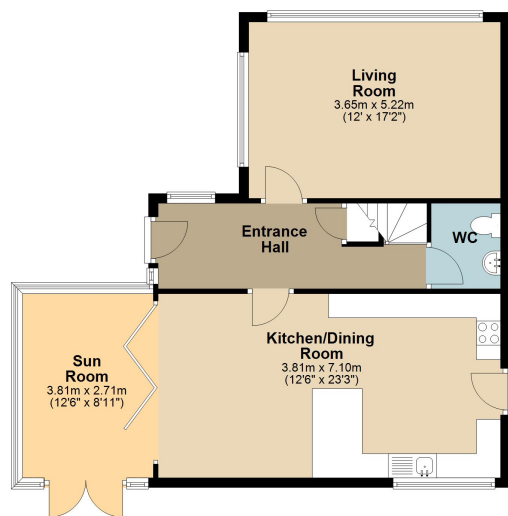
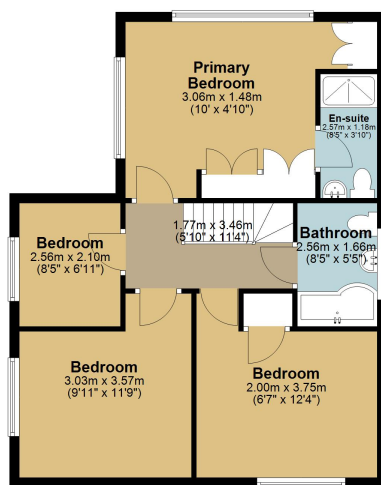




Ground Floor
Approx. 101.5 sq. metres (1092.8 sq. feet)



First Floor
Approx. 61.8 sq. metres (664.7 sq. feet)



Total area: approx. 163.3 sq. metres (1757.5 sq. feet)

Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

Herne Bay - 106, High Street, Herne Bay, CT6 5LE - 01227 389 998 - hernebay@kimberestates.co.uk

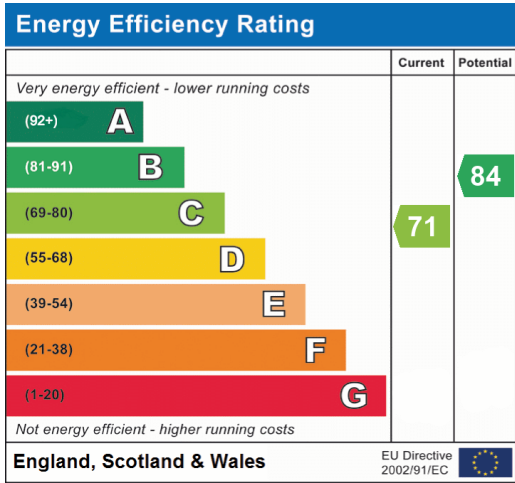
68 MICKLEBURGH AVENUE, HERNE BAY,
KENT. CT6 6HB

£550,000
Freehold

ABOUT THE PROPERTY

This beautifully presented four bedroom detached property offers exceptional space, modern finishes, and a layout designed for comfortable family living. The ground floor features a light-filled open-plan kitchen and dining area, seamlessly flowing into a light and bright sun room, perfect for entertaining. Across the entrance hall there is a double aspect light and airy living room to relax in. Upstairs, you'll find four bedrooms, including a spacious primary bedroom with its own en-suite bathroom. Each bedroom is thoughtfully designed with comfort in mind, offering plenty of natural light. Step outside to a private, landscaped garden – a tranquil space ideal for children to play, summer barbecues, or simply relaxing at the end of the day. The property also benefits from a private driveway and garage, providing secure off-street parking and additional storage. Located in a sought-after neighbourhood, this home is close to excellent schools, and local amenities – making it an ideal choice for growing families or anyone seeking a move-in-ready home with timeless style and practicality.

- FEATURES**
- Four Bedroom Detached Family Home
 - Open Plan Kitchen/Dining Area
 - Tandem Garage
 - Stunning Sun Room
 - Beautifully Landscaped Garden
 - Primary Bedroom With En-Suite



GROUND FLOOR

Reception Hall
Double glazed front door, storage cupboard , laminate flooring.

Cloakroom
Low level WC, wash hand basin set in vanity unit, panelled radiator, double glazed frosted window.

Lounge
12' 0" x 17' 2" (3.66m x 5.23m) Dual aspect room with double glazed window to front and side, laminate flooring, TV point, two radiators, wood burner stove.

Kitchen/Diner
12' 6" x 23' 3" (3.81m x 7.09m) Comprehensive range of fitted kitchen units with breakfast bar divide, insert one a half bowl sink. Five burner gas hob with extractor canopy over, space for American style fridge/freezer, integral dishwasher, space and plumbing for washing machine, double glazed window to side, TV point, radiator, bi-fold doors to:-

Sun Room
12' 6" x 8' 11" (3.81m x 2.72m) Patio doors to garden.

FIRST FLOOR

Primary Bedroom
10' 0" x 4' 10" (3.05m x 1.47m) Dual aspect room with reaching views and glimpses of the sea, built in wardrobes, radiator.

En-suite
8' 5" x 3' 10" (2.57m x 1.17m) Low level WC, double shower with fitted Aquelisa shower, wash hand basin set in vanity unit, heated towel rail, laminate flooring.

Bedroom Two
12' 4" x 6' 7" (3.76m x 2.01m) Double glazed window to side, built in cupboard housing hot water tank, loft hatch to boarded loft, loft light and ladder housing boiler.

Bedroom Three
9' 11" x 11' 9" (3.02m x 3.58m) Double glazed window to front, radiator.

Bedroom Four
8' 5" x 6' 11" (2.57m x 2.11m) Double glazed window to front, radiator, laminate flooring.

Bathroom
8' 5" x 5' 5" (2.57m x 1.65m) White suite, p-shape bath with electric shower, wash hand basin and low level WC, part tiled walls and tiled flooring, heated towel rail.

OUTSIDE

Front Garden

Rear Garden
Patio with raised lawn, well stocked borders, gate to front, gate to rear & side, outside tap, exterior lights, door to garage.

Tandem Garage
36' 11" x 9' 0" (11.25m x 2.74m)

COUNCIL TAX BAND E
N.B: At the time of advertising these draft particulars are awaiting approval from our sellers.

